



Planning Commission

FINAL MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

March 2, 2022

The meeting was called to order at 7:01 p.m.

Location: Virtual meeting via Zoom

1. ROLL CALL:

Commissioners Present: Savlan Hauser, Robb Kapla, Elisa Mikiten, Chip Moore, Christina Oatfield, Alfred Twu, Jeff Vincent, and Brad Wiblin.

Commissioner with Leave of Absence: Barnali Ghosh.

Staff Present: Secretary Alene Pearson, Clerk Zoe Covello, Alisa Shen, Justin Horner, and Margot Ernst.

2. **ORDER OF AGENDA:** No changes.

3. **PUBLIC COMMENT PERIOD:** 0

4. PLANNING STAFF REPORT:

- April 20 – Staff requests Commissioners hold April 20 for a Special Meeting to discuss preliminary capacity analysis and potential programs and policies to be included in the Public Draft of the Housing Element.

Information Items:

- February 16 – Planning Commission Zoning Ordinance Revision Project (ZORP) Subcommittee Agenda Packet

Communications:

- General.

Late Communications: *See agenda for links.*

- Supplemental Packet One
- Supplemental Packet Two
- Supplemental Packet Three

5. CHAIR REPORT:

- Chair Mikiten thanked members of the public for attending and participating in this evening's Commission meeting.

6. COMMITTEE REPORT: Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported at the meeting.

- ZORP Subcommittee 2/16 Meeting – Commissioner Vincent provided an overview of the meeting, which focused on objective standards for missing middle development projects, as well as options to consider for allowable uses and permits.

7. APPROVAL OF MINUTES:

Motion/Second/Carried (Vincent/Hauser) to approve the Planning Commission Meeting Minutes from February 9, 2022.

Ayes: Hauser, Kapla, Mikiten, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: Moore. Absent: Ghosh. (7-0-1-1)

8. OTHER PLANNING RELATED EVENTS:

- None.

AGENDA ITEMS

9. Public Hearing on Amendments to Citywide Affordable Housing Requirements

The Commission conducted a public hearing on proposed amendments to comprehensively update the City's affordable housing requirements and provided a recommendation to the City Council.

Motion/Second/Carried (Moore/Wiblin) to close the public hearing at 8:05pm.

Ayes: Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: Hauser. Absent: Ghosh. (7-0-1-1)

Public Comments: 7

Motion/Second/Carried (Mikiten/Vincent) to recommend the adoption of staff's recommendation with the following edits:

1. Provide 80% (not 100%) of the Very Low-Income (VLI) units to voucher holders.
2. Tie rent increases to Area Median Income (AMI) for 2 years after ordinance adoption.
3. Conduct a feasibility analysis within 2 years to ensure fees are not a constraint to housing production.
4. Change "Compliance Plan" to "Agreement Plan"
5. Confirm residential square footage uses net (not gross) calculations and that terms are defined in the Glossary or ordinance.

Ayes: Hauser, Kapla, Mikiten, Oatfield, Vincent, and Wiblin. Noes: Moore, Twu. Abstain: None. Absent: Ghosh. (6-2-0-1)

10. Public Hearing on Technical Edits and Corrections to the New Zoning Ordinance

The Commission conducted a public hearing on technical edits and corrections to the new Zoning Ordinance, presented by associate planner Justin Horner. Staff discussed and issued a recommendation to City Council.

Motion/Second/Carried (Twu/Mikiten) to close the public hearing at 9:35pm.

Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Ghosh. (8-0-0-1)

Motion/Second/Carried (Twu/Vincent) to recommend that the City Council adopt the technical edits and corrections to the Zoning Ordinance as recommended by staff at 7:36pm.

Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Ghosh. (8-0-0-1)

Public Comments: 0

11. Discussion: Approach to Bird Safe Berkeley Requirements Referral

Assistant planner Zoe Covello presented on staff's planned approach to the Bird Safe Berkeley Requirements Referral. After the presentation, the Commission asked questions, provided comments, confirmed staff's approach to the referral, and asked that this project move forward quickly.

Public Comments: 10

12. Planning Commission 2022-2023 Work Plan Subcommittee Selection

The Commission discussed and established the Work Plan Subcommittee, and appointed four Planning Commissioners by a vote.

Motion/Second/Carried (Mikiten/Wiblin) to appoint Chair Mikiten, Commissioner Twu, Commissioner Vincent and Commissioner Ghosh (if interested) as members of the Work Plan Subcommittee at 10:34pm.

Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Ghosh. (8-0-0-1)

Public Comments: 0

13. ZORP Subcommittee Election of a 4th Member

The Commission discussed and elected a fourth subcommittee member to allow additional input into this project.

Motion/Second/Carried (Oatfield/Wiblin) to appoint Chair Mikiten to the ZORP Subcommittee at 10:35pm.

Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Ghosh. (8-0-0-1)

Public Comments: 0

Motion/Second/Carried (Twu/Vincent) to adjourn the Planning Commission meeting at 10:36pm.

Ayes: Hauser, Kapla, Mikiten, Moore, Oatfield, Twu, Vincent, and Wiblin. Noes: None. Abstain: None. Absent: Ghosh. (8-0-0-1)

Members in the public in attendance: 24

Public Speakers: 17

Length of the meeting: 3 hr 35 minutes



Alene Pearson
Planning Commission Secretary